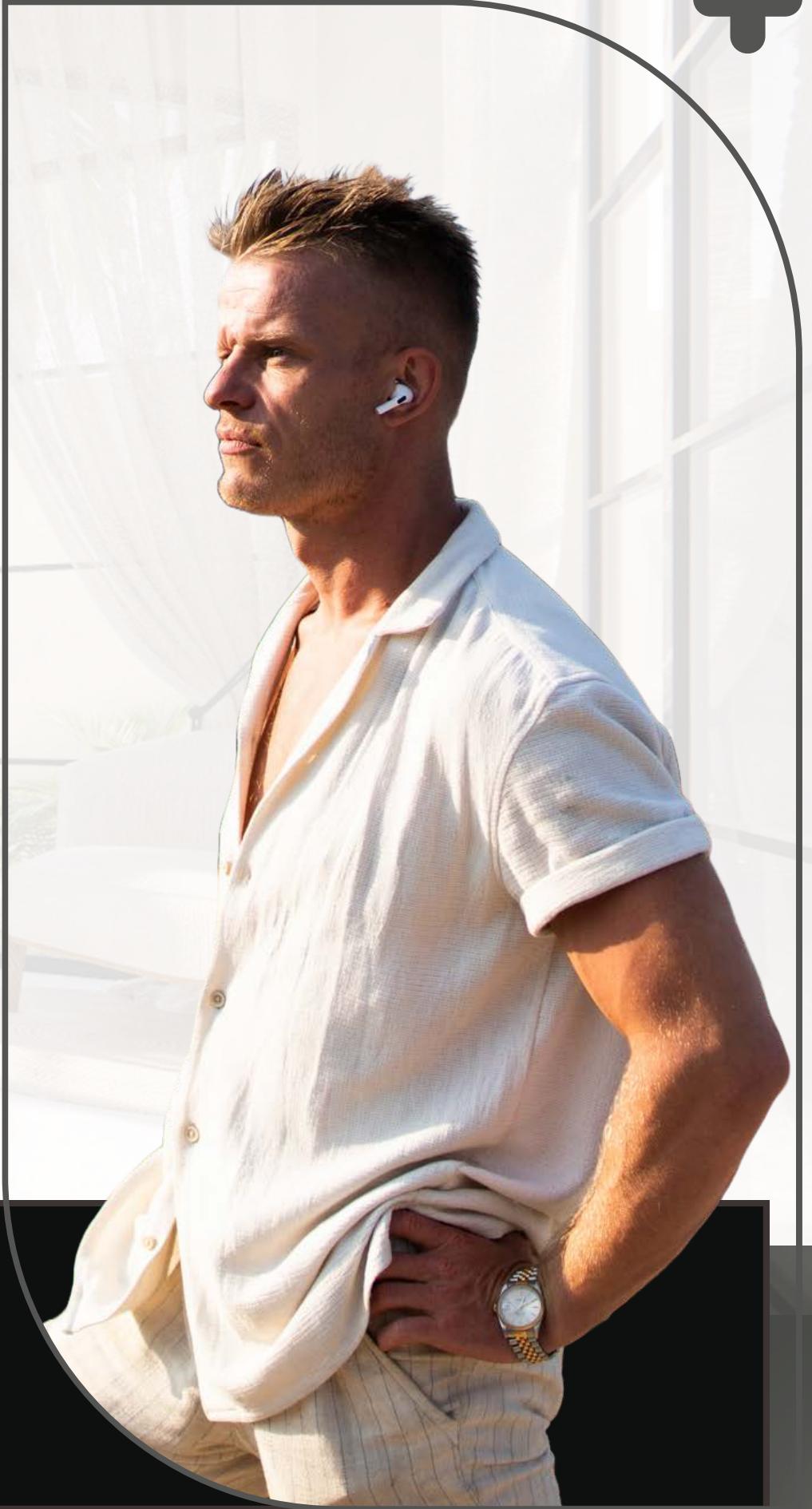


Creating Dreams Living Them

Rasmus Holst
CEO COCO Development Group

Topic:
**Navigating Bali's
Diverse Real Estate
Landscape**

- Overview Bali's Property Market
- Types of Properties in Bali
- Investing Opportunities
- Legal Considerations
- Market Trends
- Challenges and Risks
- Q & A



Introduction To Bali Real Estate



COCO
DEVELOPMENT GROUP

Importance of Location in Bali

Keyword:

**Past, future, Growth?
Culture of the place**

*Party, Calmness, age group?
What's in the area? Nature, other?*

"magnets"?

Investment Opportunities In Bali

- Emerging Area For Investment
- Popular Areas with **High ROI**
- **Uluwatu vs Canggu ?**

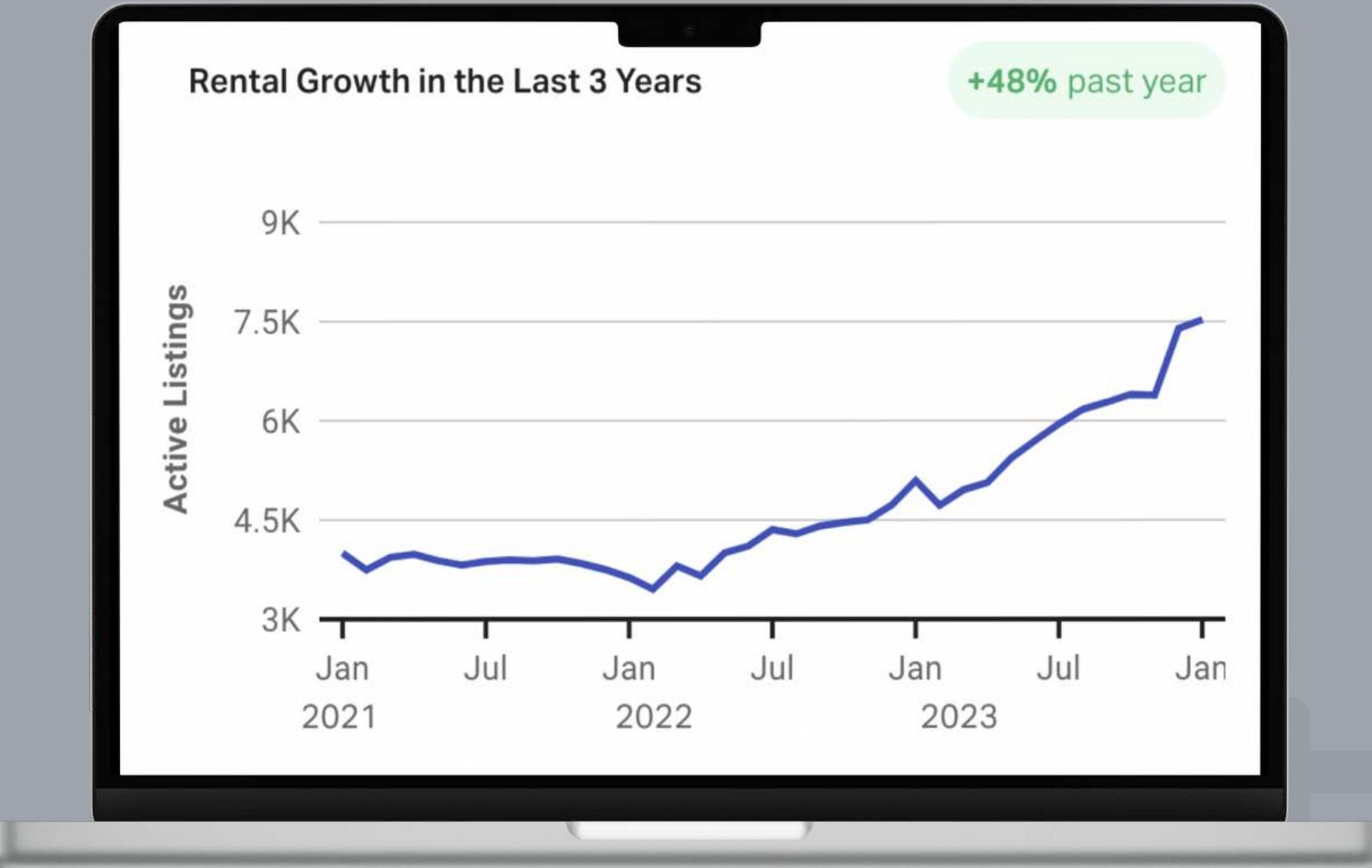
CANGGU INSIGHT



An aerial photograph of the Canggu area in Bali, showing a mix of traditional Balinese architecture with red-tiled roofs and modern buildings. In the foreground, there's a cluster of houses and a small temple. Beyond them, a large, vibrant green rice field stretches across the landscape. The background shows a dense urban sprawl of houses under a blue sky with scattered white clouds. Superimposed on the right side of the image is a stylized world map. The map features a cyan outline of the continent of Asia and a yellow outline of the continent of Africa. A single red pushpin is placed on the yellow outline of Africa, specifically in the region of Kenya.

Canggu – Bali

Active listings



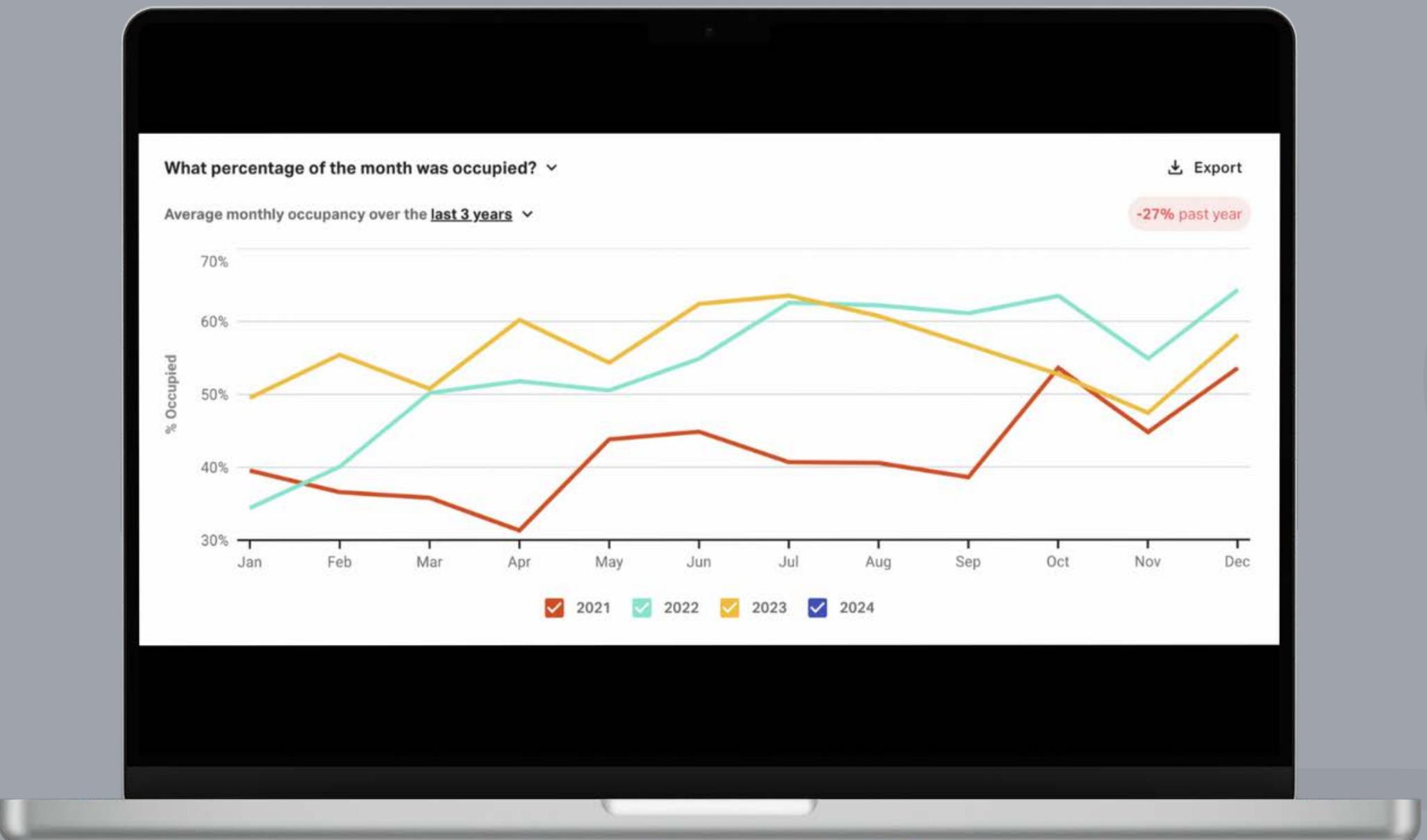
Number of listings :

- 2023 : Canggu : 7500 villas
- 100% more villas in Canggu in 2 years.

NEXT YEAR MY FORECAST

- Approx: 35% increase = +10,000 villas in Canggu

Occupancy Rate



Occupancy rate:
Falling from medio 2023

Types performing good:

- Apartments (0%)
- Villas: (-18%)

Entire Place

Rp1.1B

per year

-18% past year

House

Rp924.1M

per year

-11% past year

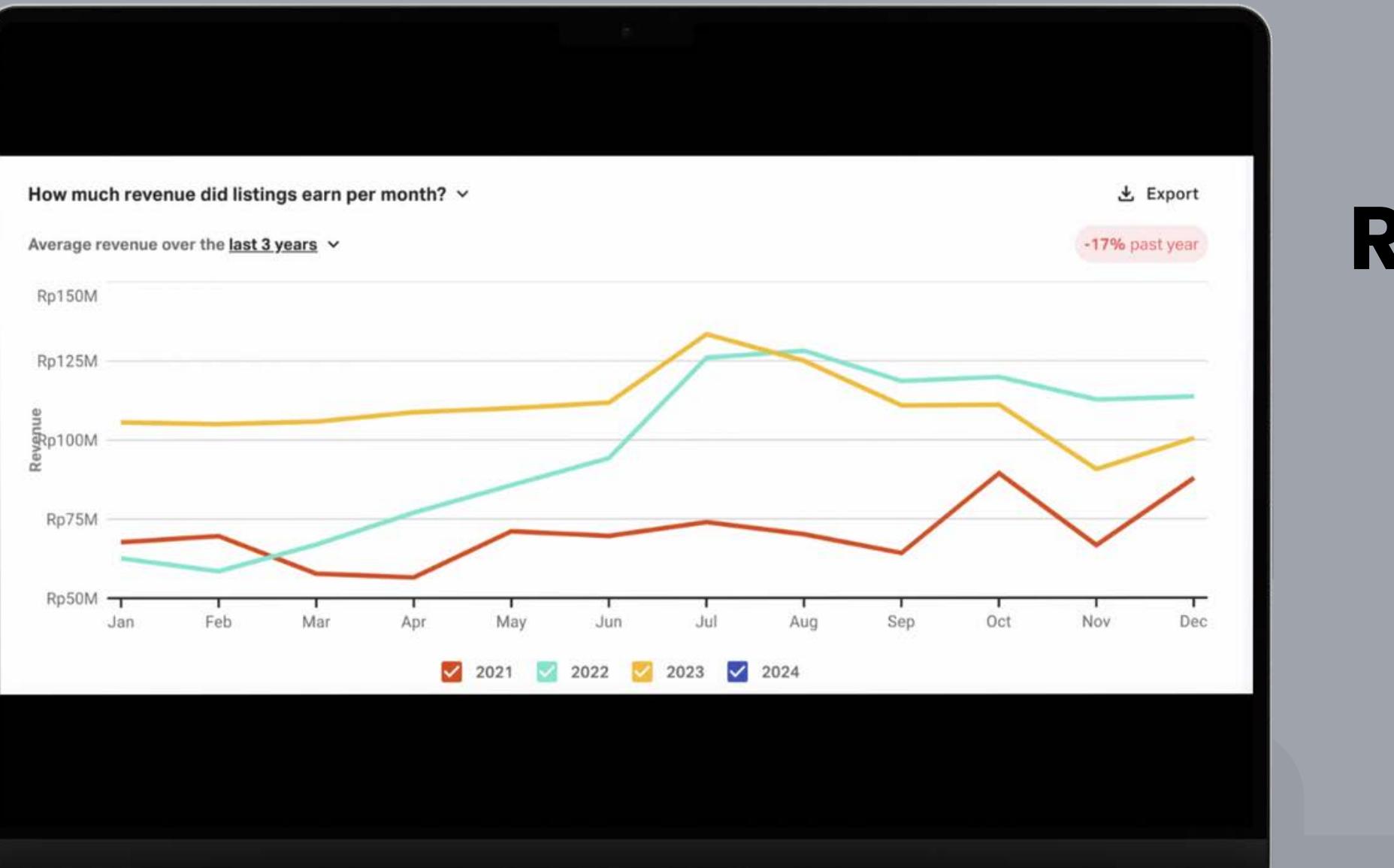
Apartment

Rp309M

per year

-0% past year

Revenue

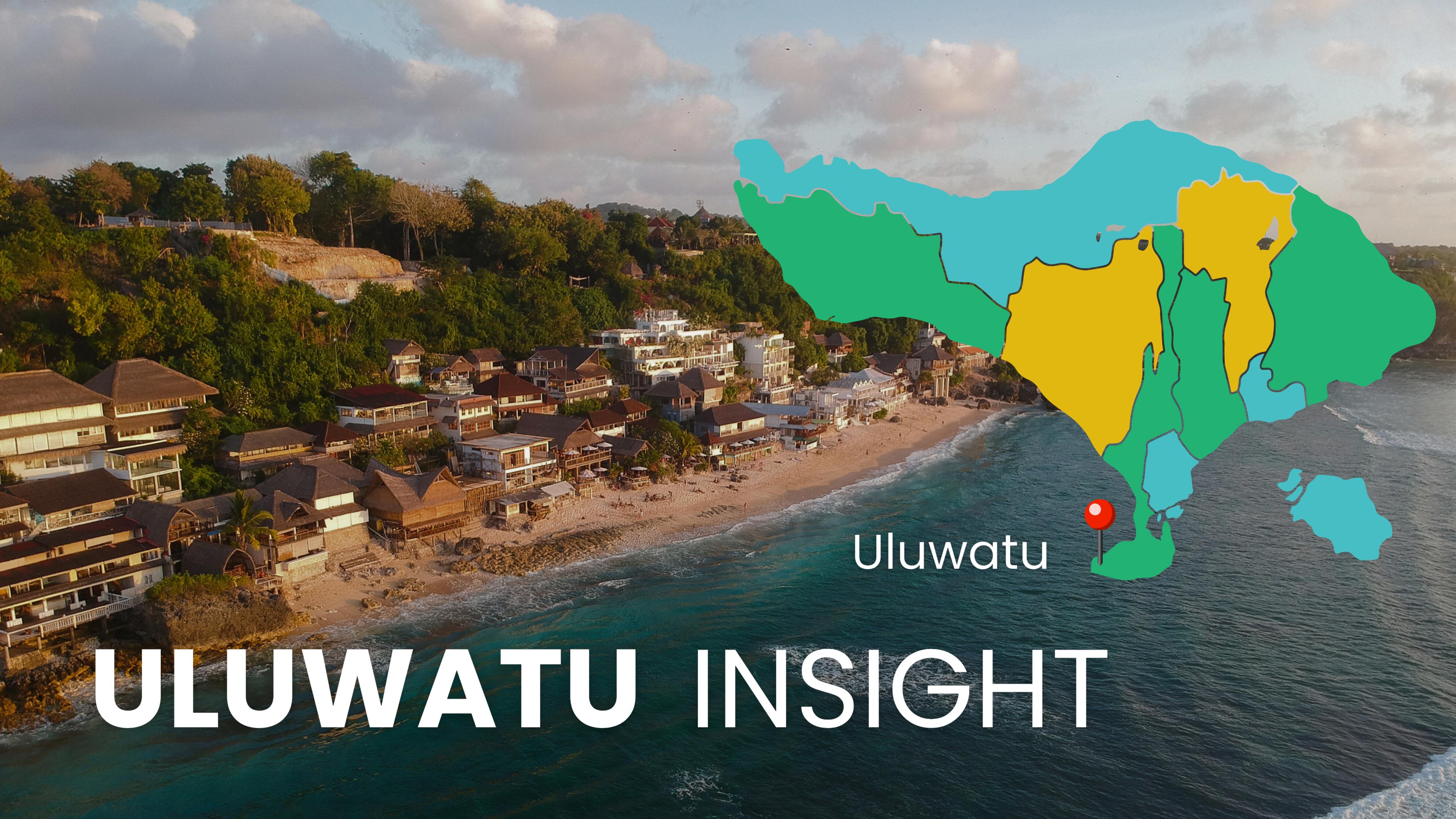


Revenue:

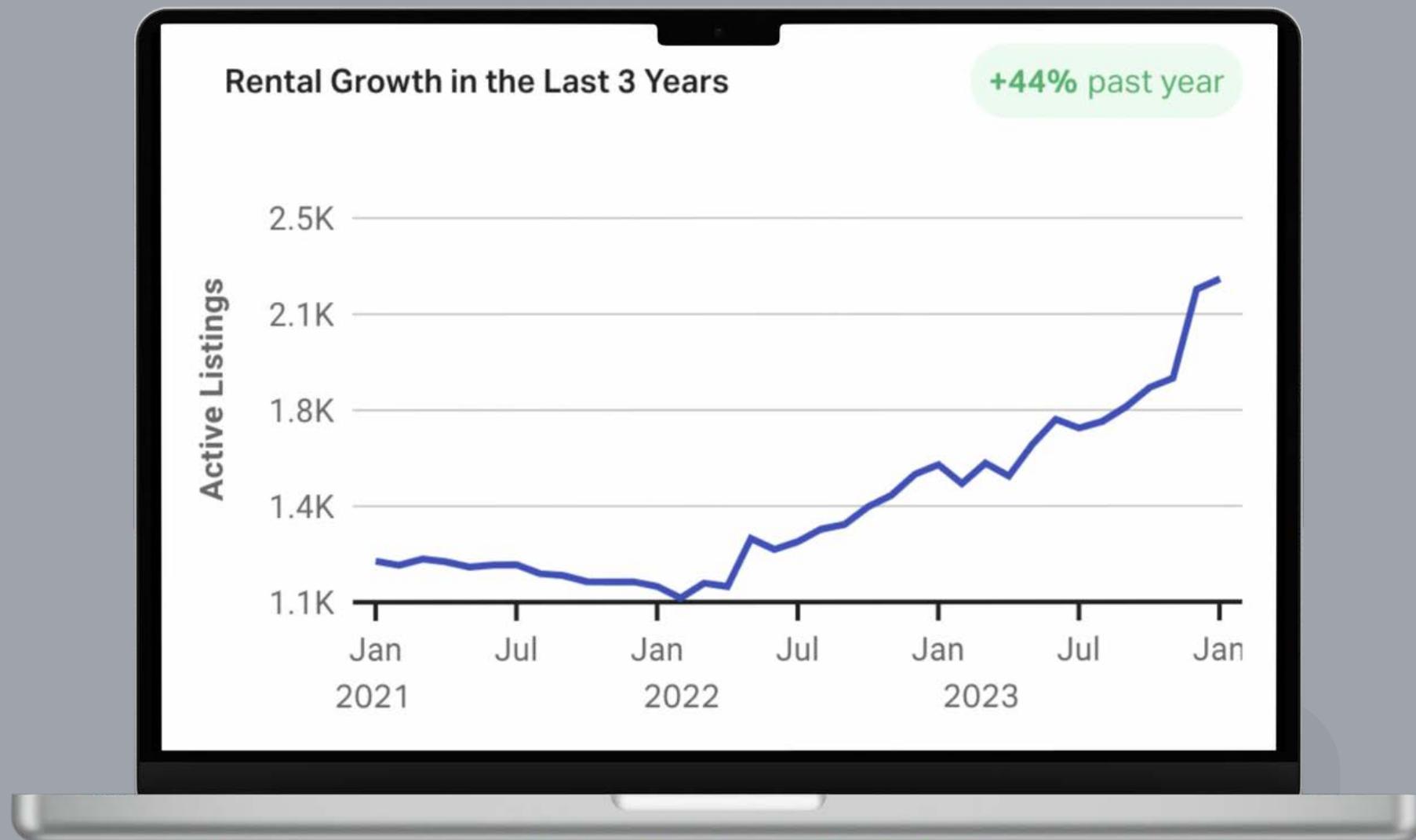
- Growing from 2021 until medio 2023.
- Starting falling from June 2023 until now

ULUWATU INSIGHT

Uluwatu



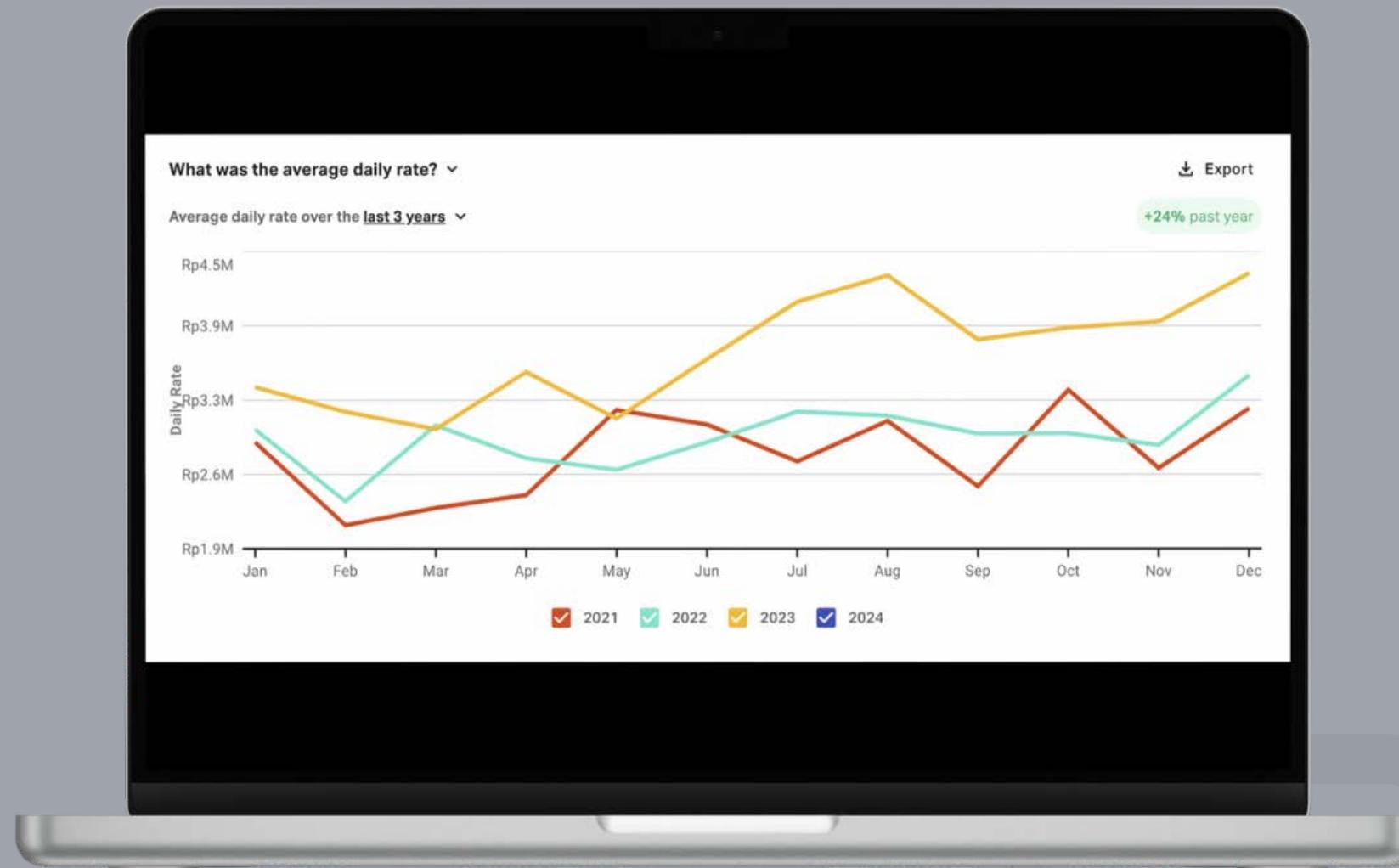
Active listings



Number of listings :

- 2023: 2200 villas 44% increase (12 months)
- A lot of **greenzone**.

Average Daily Rate

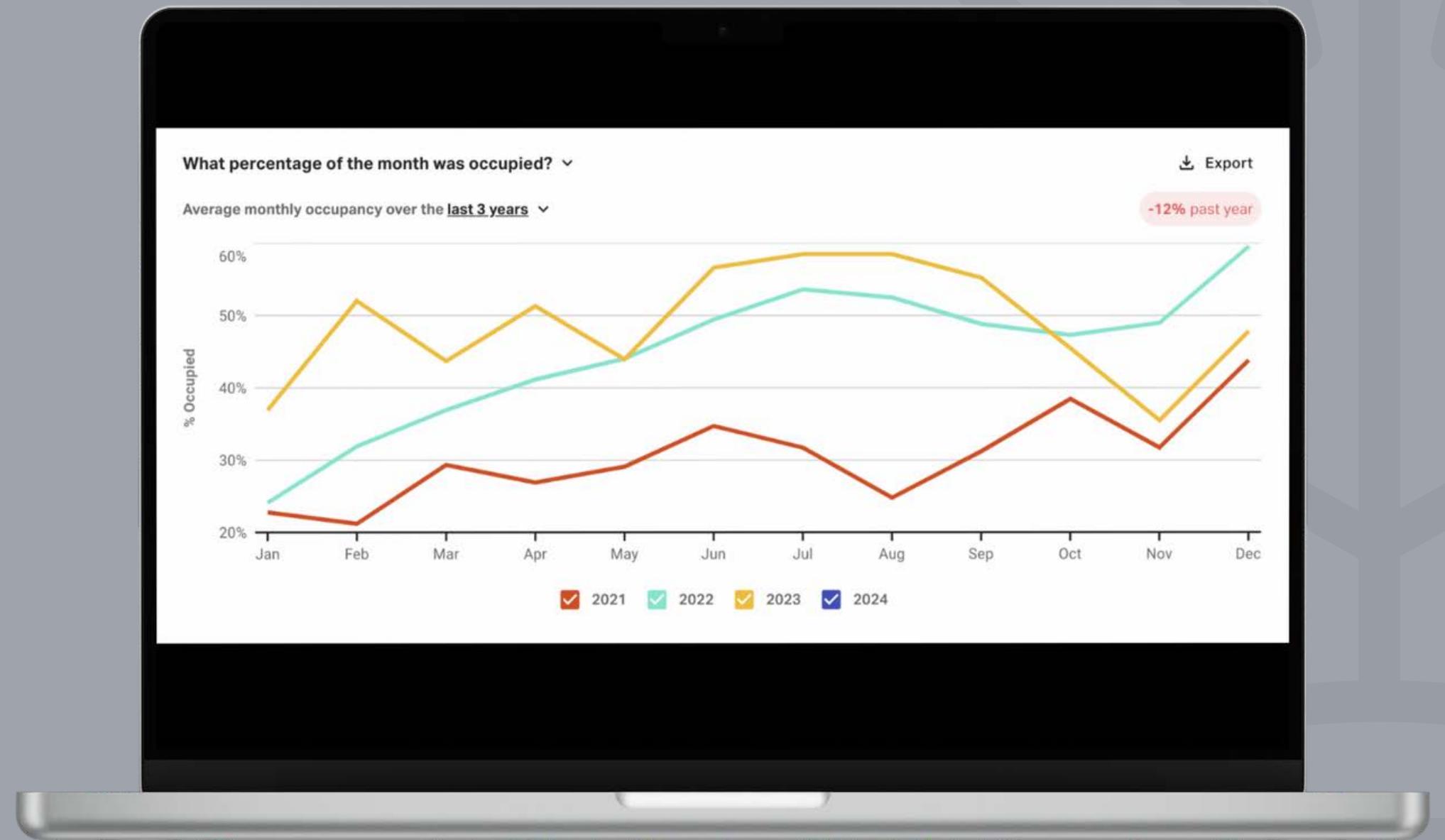


Uluwatu | Bingin Area | Dreamland Area

Revenue :

- **Average dailyrate : +24% (12 months)**
- Growing from 2021 until 2023.

Occupancy Rate



Average Revenue

Average Revenue	Entire Place	House	Apartment
Rp756.9M	Rp919.6M	Rp821M	Rp319.9M
per year	per year	per year	per year
+19% past year	+16% past year	+38% past year	-35% past year

Legal Considerations

- ownership types (Freehold & Leasehold)
- Legal Requirements for foreign investors



Market Trends

- Current Market Trends in Bali
- Future Outlook

Q&A

